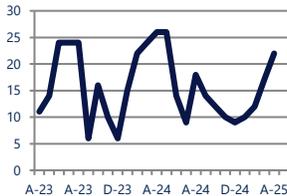


# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MANASSAS PARK CITY HOUSING MARKET**

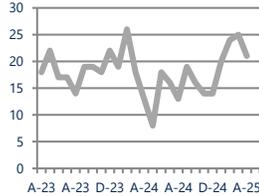
APRIL 2025

## Units Sold 22



**Down -15%**  
Vs. Year Ago

## Active Inventory 21



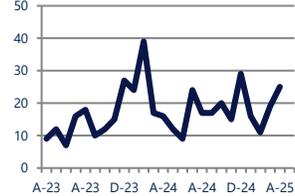
**Up 62%**  
Vs. Year Ago

## Median Sale Price \$509,500



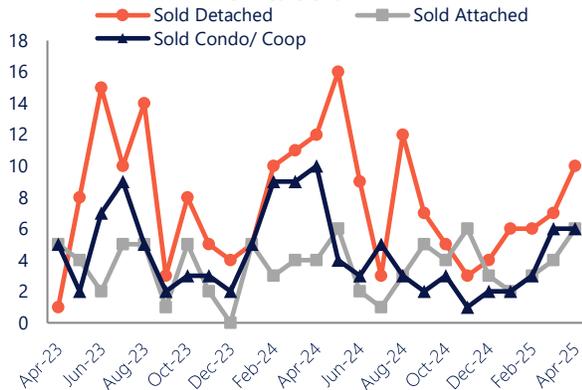
**Up 2%**  
Vs. Year Ago

## Days On Market 25



**Up**  
Vs. Year Ago

### Units Sold\*



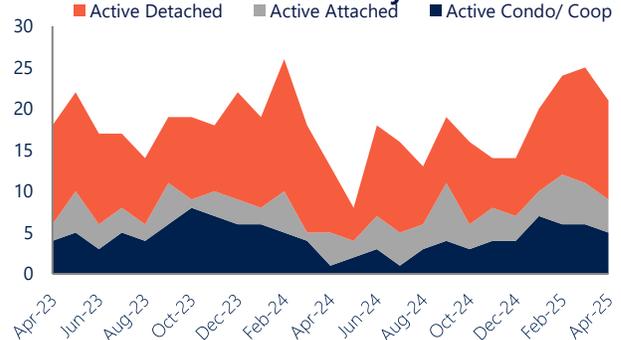
## Units Sold

There was an increase in total units sold in April, with 22 sold this month in Manassas Park City versus 17 last month, an increase of 29%. This month's total units sold was lower than at this time last year, a decrease of 15% versus April 2024.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 8 units or 62%. The total number of active inventory this April was 21 compared to 13 in April 2024. This month's total of 21 is lower than the previous month's total supply of available inventory of 25, a decrease of 16%.

### Active Inventory\*



### Median Sale Price



## Median Sale Price

Last April, the median sale price for Manassas Park City Homes was \$500,500. This April, the median sale price was \$509,500, an increase of 2% or \$9,000 compared to last year. The current median sold price is 18% higher than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

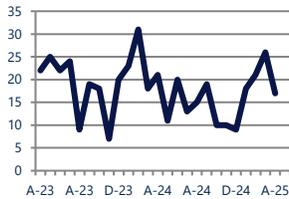
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MANASSAS PARK CITY HOUSING MARKET**

APRIL 2025

## New Listings

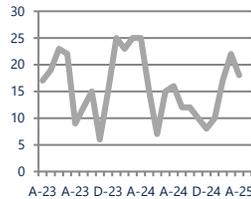
17



**Down -19%**  
Vs. Year Ago

## Current Contracts

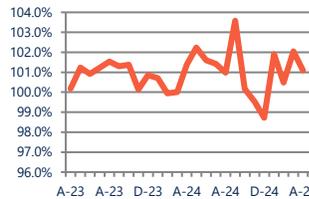
18



**Down -28%**  
Vs. Year Ago

## Sold Vs. List Price

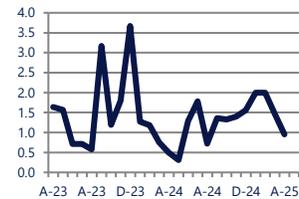
101.1%



**No Change**  
Vs. Year Ago

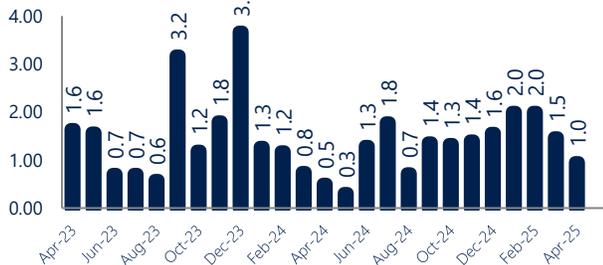
## Months of Supply

1.0



**Up 90%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

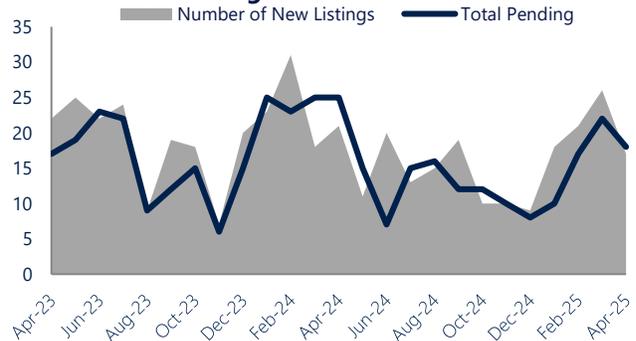
In April, there was 1.0 months of supply available in Manassas Park City, compared to 0.5 in April 2024. That is an increase of 91% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

## New Listings & Current Contracts

This month there were 17 homes newly listed for sale in Manassas Park City compared to 21 in April 2024, a decrease of 19%. There were 18 current contracts pending sale this April compared to 25 a year ago. The number of current contracts is 28% lower than last April.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In April, the average sale price in Manassas Park City was 101.1% of the average list price, which is similar compared to a year ago.

## Days On Market

This month, the average number of days on market was 25, higher than the average last year, which was 16. This increase was impacted by the limited number of sales.